

JPMorgan Chase Bank, National Association,
assignee of Chase Bank USA, N.A.,
Plaintiff,

vs.

John R. Scott; PNC Bank, National Association,
Defendants.

Case No. 12-CV-02897

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on November 16, 2012, I will sell at public auction in the Main Lobby of the Sheriff's Dept. Justice Center Door No. 8, located at 515 West Moreland Boulevard, Waukesha, WI 53188, on **May 1, 2013 at 10:00 a.m.**, all of the following described premises, to wit:

OCOT0575-997: Parcel 1: A parcel of land described as follows: Commencing at an iron stake at the Northeast corner of Lot 1, State Road Addition to Okauchee; thence South 43° West 154 feet along the East line of Lots 1 and 2, to the Southeast corner of Lot 2; thence South 47° East 465 feet more or less (said line being a continuation of the South line of Lot 2) to the low water mark of a pond; thence in a Northerly and Northeasterly direction along the shore of said pond to an iron stake set in the old fence line, between the lands of Frank Kysely and John Geitzen, which line is a prolongation of the North line of Lot 1 and said plat, thence North 64° West 461.5 feet more or less, to the place of beginning, excepting therefrom the Northwesterly 88 feet measured at right angles. Said lands being in the Southwest 1/4 of Section 36, Town 8 North, Range 17 East, in the Town of Oconomowoc, Waukesha County, Wisconsin. **Parcel 2:** Non-exclusive easements for the benefit of Parcel 1 created by an instrument recorded October 5, 1993, on Reel 1797, Image 364, as Document No. 1888075 and in an Easement dated August 26, 1981 and recorded on August 27, 1981, Reel 465, Image 552, as Document No. 1165816.

OCOT0576-999: Parcel 1: All that part of Section 36, Township 8 North, Range 17 East, in the Town of Oconomowoc, Waukesha County, Wisconsin described as follows, to wit: Commencing at a point in Mrs. Peters' Easterly line, 1227.15 feet North 43° East of a point where said Easterly line intersects the center line of the Watertown Plank Road; thence on a line South 63°46' East, 1590 feet to a point; thence Westerly along the South side of a pond to a stake; thence North 70°18' West 660.25 feet to a point; thence North 51°28' West 352.10 feet to Peters' Easterly line and thence along said line South 43° West 338.35 feet to the place of beginning; excepting therefrom portions conveyed as Document Nos. 438762, 535050, 1392172 and 1240841. **Parcel 2:** Non-exclusive easement for the benefit of Parcel 1 created by an instrument recorded October 5, 1993, on Reel 1797, Image 364, as Document No. 1888075.

Tax Key No. OCOT0575997; OCOT0576-999

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH or CASHIER'S CHECK (10% downpayment at sale, balance due within ten (10) days of Court approval).

DATED at Waukesha, Wisconsin, on March 1, 2013.

/s/ Daniel Trawicki **Daniel J. Trawicki**
Sheriff of Waukesha County, Wisconsin

BASS & MOGLOWSKY, S.C.,
Attorneys for Plaintiff

The above property is located at W347N5258 Road Q, Okauchee, WI 53069.

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt that you owe to said creditor. We are attempting to collect such debt and any information obtained from you will be used for that purpose.

RECEIVED
2013 MAR -4 4:10:50
WAUKESHA SHERIFF
PROPERTY DIVISION